



HIGH INDUSTRIES, INC.

RECEIVED
EPA SOUTHEAST REGION
FIELD OPERATIONS

94 DEC 19 AM 11:58

ENVIRONMENTAL CLEANUP

December 16, 1994

Mr. Steven Shank
Environmental Cleanup Program
Special Projects Section
PA Department of Environmental Resources
One Ararat Boulevard
Harrisburg, PA 17110

Ref: Former ISC/Ferranti Location
3050 Hempland Rd, Lancaster
Site Contamination

Dear Mr. Shank:

As directed by Mr. Spontak on December 14, 1994 during our initial telephone discussion of our findings, I am forwarding you a summary of the information we have accumulated regarding minimal site contamination at the above referenced location.

The referenced property is currently owned by High Associates, Inc., who is actively marketing the property. As a result of issues identified during our Phase I, additional studies were undertaken.

During the Phase I audit, sheens were observed on accumulated rainwater at a roof downspouts. These locations were evaluated further on November 18, 1994 by Lancaster Environmental Sciences, Inc. (LES). An organic vapor analyzer (OVA) was used to screen the soil test pits to determine the presence of contaminants. Samples of accumulated water and soils were obtained and submitted for analysis. A site plan locating the sample points and laboratory results is included as Attachment 1.

Although the nominal levels detected were extremely weathered and well below cleanup criteria, the possibility of adverse impact prompted additional investigation to determine the extent of contamination.

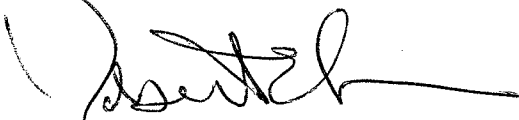
On December 13, 1994, LES returned to the site and utilizing the relative correlation of the OVA and laboratory results attempted to delineate the area. The initial efforts appeared to localize the contamination to a small area extending approximately 6 feet from the west side of the building. (Attachment 2) As additional confirmatory samples were measured, very low levels of vapors were detected extending along the foundation of the building. This appeared to be the result of a fine gravel base under the foundation.

Additional OVA readings were then measured around the perimeter of the facility. (Attachment 3) This evaluation appears to indicate that nominal levels of contamination are confined under the building's foundation, at a depth of 10 - 20 inches, and the small area on the west side of the facility.

It is our position that the contamination poses no adverse environmental impact and requires no further attention. This position is based on the facts that the detected levels are well below established clean up criteria and the delineated area of contaminates appear confined, with no additional influx. In addition the area is serviced by public water.

Since it our intention to settle on the property by the end of the month we would appreciate DER's attention to the matter and input in an expeditious manner. If there are any questions concerning this matter, please contact the undersigned at (717) 293-4506.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Smee', with a long horizontal flourish extending to the right.

Robert E. Smee
Environmental Specialist

att.

cc: L. Good, High Associates

UNITED STATES ROUTE 30

STORM DRAIN SYSTEM

GRASS AREA

FILL PIPE

MACADAM

(main entrance)

GRASS AREA

MAIN BUILDING

EMERGENCY GENERATOR/
COMPRESSOR ROOM

ELECTRIC SUPPLY
AND CONTROL ROOM

SUBMERGED
RAMP

RAMP

SUMP

TRANSFORMER
CONCRETE PADS

OBSERVATION TOWER

PIT
TRENCH

CONCRETE PAD

MACADAM

MACADAM
DRIVEWAY

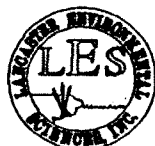
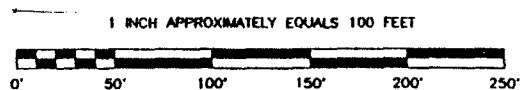
UST EXCAVATION
AND
STOCKPILED SOILS

OFFICE
BUILDING

OFFICE
BUILDING

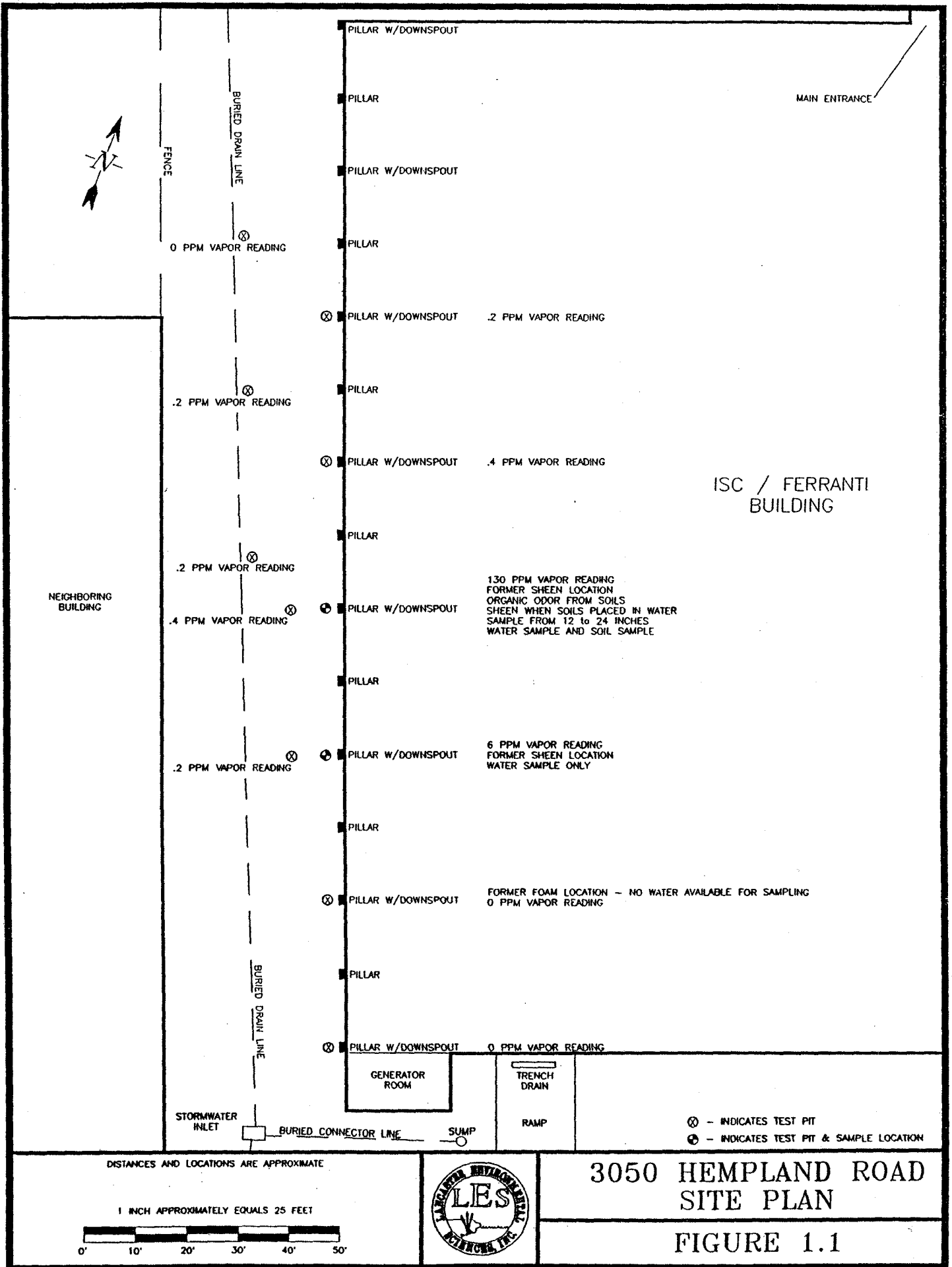
HEMPLAND
ROAD

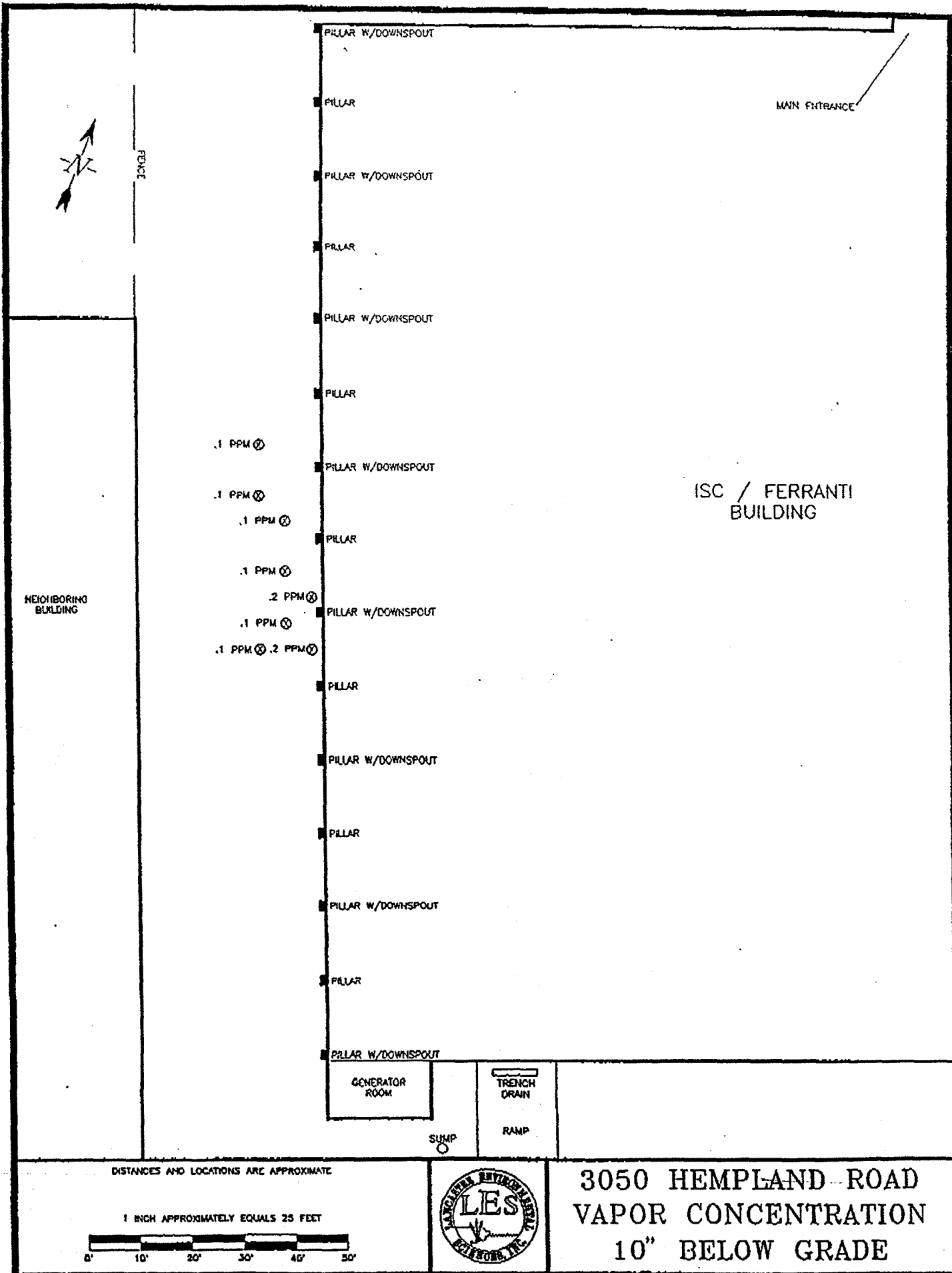
DISTANCES AND LOCATIONS ARE APPROXIMATE

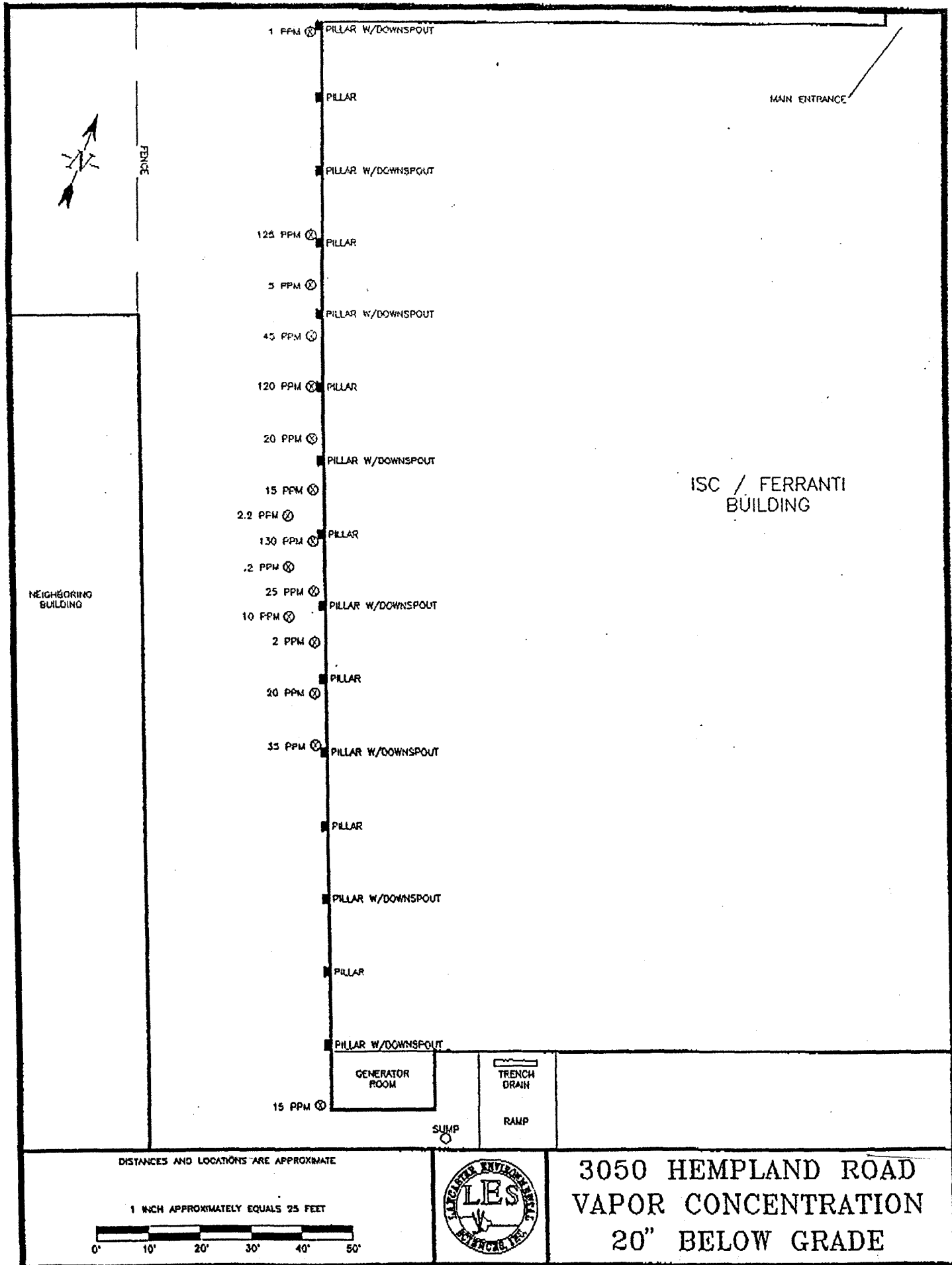


3050 HEMPLAND ROAD
SITE PLAN

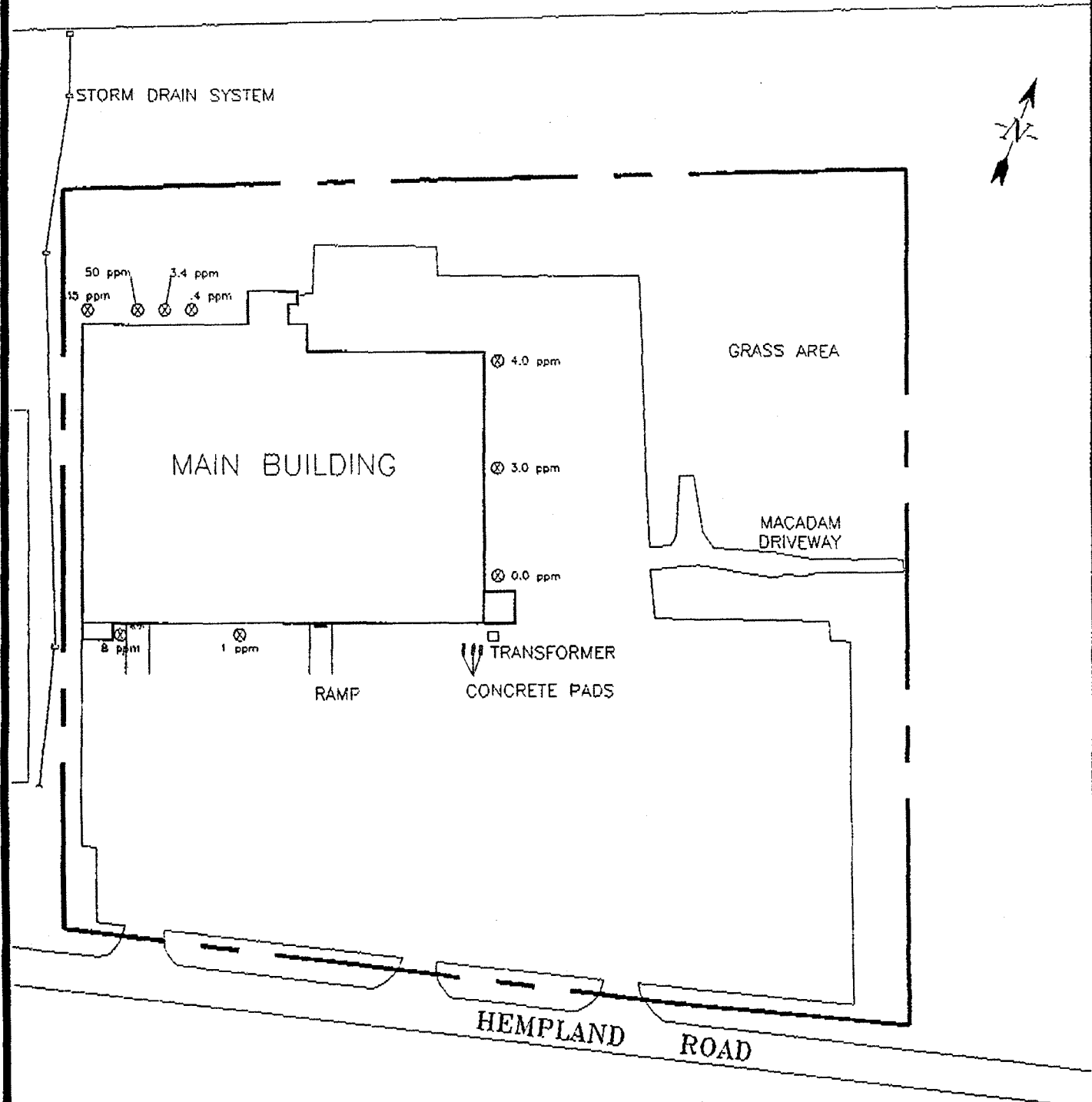
FIGURE 1



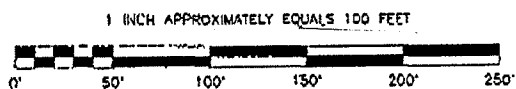




UNITED STATES ROUTE 30



DISTANCES AND LOCATIONS ARE APPROXIMATE



3050 HEMPLAND ROAD
SITE PLAN

FIGURE 1

Sample Identification	Parameter	Result	Comment
ISC - water	TPH	2.45 ppm	
	Naphthalene	35.7 ppb	
	1,2,4-Trimethylbenzene	13.7 ppb	
ISC - soil	TPH	44.6 ppm	
	n-Butylbenzene	15.2 ppb	
	sec-Butylbenzene	7.65 ppb	
	Naphthalene	25.6 ppb	
	1,2,3-Trichlorobenzene	12.3 ppb	
	1,2,4-Trichlorobenzene	16.9 ppb	
	1,2,4-Trimethylbenzene	45.9 ppb	
	1,3,5-Trimethylbenzene	22.9 ppb	
	1,2-Propanediol	3000 ppb	(Approximate - Based on Library Search)
	Octane	20.0 ppb	(Approximate - Based on Library Search)
	Nonane	25.0 ppb	(Approximate - Based on Library Search)
	Decane	35.0 ppb	(Approximate - Based on Library Search)

Laboratory Results Summary

Page 2 of 5
C0115

Purgeable Volatile Organics by GC/MS + Library Search (EPA Method 624-5030A)

Sample ID: C0115-01 ISC (Water)

Compound	Result	MDL	Compound	Result	MDL
Benzene	nd	2.0 ppb	1,2-Dichloropropane	nd	2.0 ppb
Bromobenzene	nd	2.0 ppb	1,3-Dichloropropane	nd	2.0 ppb
Bromochloromethane	nd	2.0 ppb	2,2-Dichloropropane	nd	4.0 ppb
Bromodichloromethane	nd	2.0 ppb	1,1-Dichloropropene	nd	2.0 ppb
Bromoform	nd	2.0 ppb	Ethylbenzene	nd	2.0 ppb
Bromomethane	nd	4.0 ppb	Hexachlorobutadiene	nd	2.0 ppb
n-Butylbenzene	nd	2.0 ppb	Isopropylbenzene	nd	2.0 ppb
sec-Butylbenzene	nd	2.0 ppb	4-Isopropyltoluene	nd	2.0 ppb
tert-Butylbenzene	nd	2.0 ppb	Methylene Chloride	nd	4.0 ppb
Carbon Tetrachloride	nd	4.0 ppb	Naphthalene	35.7 ppb	2.0 ppb
Chlorobenzene	nd	2.0 ppb	n-Propylbenzene	nd	2.0 ppb
Chloroethane	nd	10 ppb	Styrene	nd	2.0 ppb
Chloroform	nd	2.0 ppb	1,1,1,2-Tetrachloroethane	nd	2.0 ppb
Chloromethane	nd	4.0 ppb	1,1,2,2-Tetrachloroethane	nd	2.0 ppb
2-Chlorotoluene	nd	2.0 ppb	Tetrachloroethene	nd	2.0 ppb
4-Chlorotoluene	nd	2.0 ppb	Toluene	nd	2.0 ppb
Dibromochloromethane	nd	2.0 ppb	1,2,3-Trichlorobenzene	nd	2.0 ppb
1,2-Dibromo-3-Chloropropane	nd	10.0 ppb	1,2,4-Trichlorobenzene	nd	2.0 ppb
1,2-Dibromoethane	nd	2.0 ppb	1,1,1-Trichloroethane	nd	2.0 ppb
Dibromomethane	nd	2.0 ppb	1,1,2-Trichloroethane	nd	2.0 ppb
1,2-Dichlorobenzene	nd	2.0 ppb	Trichloroethene	nd	2.0 ppb
1,3-Dichlorobenzene	nd	2.0 ppb	Trichlorofluoromethane	nd	2.0 ppb
1,4-Dichlorobenzene	nd	2.0 ppb	1,2,3-Trichloropropane	nd	2.0 ppb
Dichlorodifluoromethane	nd	2.0 ppb	1,2,4-Trimethylbenzene	13.7 ppb	2.0 ppb
1,1-Dichloroethane	nd	2.0 ppb	1,3,5-Trimethylbenzene	nd	2.0 ppb
1,2-Dichloroethane	nd	2.0 ppb	Vinyl Chloride	nd	2.0 ppb
1,1-Dichloroethene	nd	2.0 ppb	o-Xylene	nd	2.0 ppb
cis-1,2-Dichloroethene	nd	2.0 ppb	m,p-Xylene	nd	2.0 ppb
trans-1,2-Dichloroethene	nd	2.0 ppb			

ppb = Parts per Billion = $\mu\text{g/Kg}$ (Soil)

The MDL is the Method Detection Limit, defined as the minimum concentration of a substance that can be measured and reported with 99% confidence that the analyte concentration is greater than zero and is determined from analysis of a sample in a given matrix containing the analyte.

nd = not detected at or above the MDL

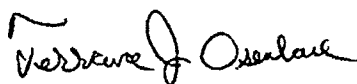
Library Search Compound

Approximate Concentration

% Fit to Library

No distinguishable peaks were found

Reviewed and reported by:



Terry Osenbach, Laboratory Director
PADER Lab# 22-478

Purgeable Volatile Organics by GC/MS + Library Search
(EPA Method 8240-5030A)

Sample ID: C0115-02 ISC (Soil)

Compound	Result	MDL	Compound	Result	MDL
Benzene	nd	4.0 ppb	1,2-Dichloropropane	nd	4.0 ppb
Bromobenzene	nd	4.0 ppb	1,3-Dichloropropane	nd	4.0 ppb
Bromochloromethane	nd	4.0 ppb	2,2-Dichloropropane	nd	8.0 ppb
Bromodichloromethane	nd	4.0 ppb	1,1-Dichloropropene	nd	4.0 ppb
Bromoform	nd	4.0 ppb	Ethylbenzene	nd	4.0 ppb
Bromomethane	nd	8.0 ppb	Hexachlorobutadiene	nd	4.0 ppb
n-Butylbenzene	15.2 ppb	4.0 ppb	Isopropylbenzene	nd	4.0 ppb
sec-Butylbenzene	7.65 ppb	4.0 ppb	4-Isopropyltoluene	nd	4.0 ppb
tert-Butylbenzene	nd	4.0 ppb	Methylene Chloride	nd	8.0 ppb
Carbon Tetrachloride	nd	8.0 ppb	Naphthalene	25.6 ppb	4.0 ppb
Chlorobenzene	nd	4.0 ppb	n-Propylbenzene	nd	4.0 ppb
Chloroethane	nd	10 ppb	Styrene	nd	4.0 ppb
Chloroform	nd	4.0 ppb	1,1,1,2-Tetrachloroethane	nd	4.0 ppb
Chloromethane	nd	8.0 ppb	1,1,2,2-Tetrachloroethane	nd	4.0 ppb
2-Chlorotoluene	nd	4.0 ppb	Tetrachloroethene	nd	4.0 ppb
4-Chlorotoluene	nd	4.0 ppb	Toluene	nd	4.0 ppb
Dibromochloromethane	nd	4.0 ppb	1,2,3-Trichlorobenzene	12.3 ppb	4.0 ppb
1,2-Dibromo-3-Chloropropane	nd	15.0 ppb	1,2,4-Trichlorobenzene	16.9 ppb	4.0 ppb
1,2-Dibromoethane	nd	4.0 ppb	1,1,1-Trichloroethane	nd	4.0 ppb
Dibromomethane	nd	4.0 ppb	1,1,2-Trichloroethane	nd	4.0 ppb
1,2-Dichlorobenzene	nd	4.0 ppb	Trichloroethene	nd	4.0 ppb
1,3-Dichlorobenzene	nd	4.0 ppb	Trichlorofluoromethane	nd	4.0 ppb
1,4-Dichlorobenzene	nd	4.0 ppb	1,2,3-Trichloropropane	nd	4.0 ppb
Dichlorodifluoromethane	nd	4.0 ppb	1,2,4-Trimethylbenzene	45.9 ppb	4.0 ppb
1,1-Dichloroethane	nd	4.0 ppb	1,3,5-Trimethylbenzene	22.9 ppb	4.0 ppb
1,2-Dichloroethane	nd	4.0 ppb	Vinyl Chloride	nd	4.0 ppb
1,1-Dichloroethene	nd	4.0 ppb	o-Xylene	nd	4.0 ppb
cis-1,2-Dichloroethene	nd	4.0 ppb	m,p-Xylene	nd	4.0 ppb
trans-1,2-Dichloroethene	nd	4.0 ppb			

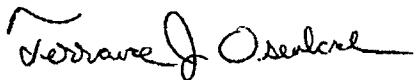
Library Search Compound	Approximate Concentration	% Fit to Library
Octane (nC-8)	20.0 ppb	86.5%
Nonane (nC-9)	25.0 ppb	90.2%
Decane (nC-10)	35.0 ppb	87.1%

ppb = Parts per Billion = µg/Kg (Soil)

The MDL is the Method Detection Limit, defined as the minimum concentration of a substance that can be measured and reported with 99% confidence that the analyte concentration is greater than zero and is determined from analysis of a sample in a given matrix containing the analyte.

nd = not detected at or above the MDL

Reviewed and reported by:

Terry Osenbach, Laboratory Director
PADER Lab# 22-478

Laboratory Results Summary

Page 4 of 5
C0115

Semi-Volatile Organics by GC/MS + Library Search Acid & Base Neutral Priority Pollutants (EPA Method 625)*

Sample ID: C0115-01 ISC (Water)

Compound	Result	MDL	Compound	Result	MDL
1,2,4-trichlorobenzene	nd	20.0 ppb	bis(2-chloroethoxy)methane	nd	20.0 ppb
1,2-dichlorobenzene	nd	20.0 ppb	bis(2-chloroethyl)ether	nd	20.0 ppb
1,2-diphenylhydrazine	nd	20.0 ppb	bis(2-chloroisopropyl)ether	nd	20.0 ppb
1,3-dichlorobenzene	nd	20.0 ppb	bis(2-ethylhexyl)phthalate	nd	20.0 ppb
1,4-dichlorobenzene	nd	20.0 ppb	butyl benzyl phthalate	nd	20.0 ppb
2,4,6-trichlorophenol	nd	20.0 ppb	chrysene	nd	20.0 ppb
2,4-dichlorophenol	nd	20.0 ppb	di-n-butyl phthalate	nd	20.0 ppb
2,4-dimethylphenol	nd	20.0 ppb	di-n-octyl phthalate	nd	20.0 ppb
2,4-dinitrophenol	nd	20.0 ppb	dibenzo(a,h)anthracene	nd	20.0 ppb
2,4-dinitrotoluene	nd	20.0 ppb	diethyl phthalate	nd	20.0 ppb
2,6-dinitrotoluene	nd	20.0 ppb	dimethyl phthalate	nd	20.0 ppb
2-chloronaphthalene	nd	20.0 ppb	diphenylamine**	nd	20.0 ppb
2-chlorophenol	nd	20.0 ppb	fluoranthene	nd	20.0 ppb
2-methyl-4,6-dinitrophenol	nd	20.0 ppb	fluorene	nd	20.0 ppb
2-nitrophenol	nd	20.0 ppb	hexachlorobenzene	nd	20.0 ppb
3,3'-dichlorobenzidine	nd	20.0 ppb	hexachlorobutadiene	nd	20.0 ppb
4-bromophenyl phenyl ether	nd	20.0 ppb	hexachlorocyclopentadiene	nd	20.0 ppb
4-chloro-3-methylphenol	nd	20.0 ppb	hexachloroethane	nd	20.0 ppb
4-chlorophenylphenyl ether	nd	20.0 ppb	indeno(1,2,3-cd)pyrene	nd	20.0 ppb
4-nitrophenol	nd	20.0 ppb	isophorone	nd	20.0 ppb
acenaphthene	nd	20.0 ppb	N-nitroso-di-n-propylamine	nd	20.0 ppb
acenaphthylene	nd	20.0 ppb	N-nitrosodimethylamine	nd	20.0 ppb
anthracene	nd	20.0 ppb	naphthalene	nd	20.0 ppb
benzidine	nd	20.0 ppb	nitrobenzene	nd	20.0 ppb
benzo(a)anthracene	nd	20.0 ppb	pentachlorophenol	nd	20.0 ppb
benzo(a)pyrene	nd	20.0 ppb	phenanthrene	nd	20.0 ppb
benzo(b)fluoranthene	nd	20.0 ppb	phenol	nd	20.0 ppb
benzo(g,h,i)perylene	nd	20.0 ppb	pyrene	nd	20.0 ppb
benzo(k)fluoranthene	nd	20.0 ppb			

• Analysis performed by GeoChemical Testing, PADER Lab no. 56-306

** breakdown of N-nitrosodiphenylamine


Library Search Compound	Approximate Concentration	% Fit to Library
No distinguishable peaks were found		

ppb = Parts per Billion = $\mu\text{g/Kg}$ (Soil)

The MDL is the Method Detection Limit, defined as the minimum concentration of a substance that can be measured and reported with 99% confidence that the analyte concentration is greater than zero and is determined from analysis of a sample in a given matrix containing the analyte.

nd = not detected at or above the MDL

Reviewed and reported by:



Terry Osenbach, Laboratory Director
PADER Lab# 22-478

Laboratory Results Summary

Page 5 of 5
C0115

Semi-Volatile Organics by GC/MS + Library Search Acid & Base Neutral Priority Pollutants (EPA Method 8270)*

Sample ID: C0115-02 ISC (Soil)

Compound	Result	MDL	Compound	Result	MDL
1,2,4-trichlorobenzene	nd	40.0 ppb	bis(2-chloroethoxy)methane	nd	40.0 ppb
1,2-dichlorobenzene	nd	40.0 ppb	bis(2-chloroethyl)ether	nd	40.0 ppb
1,2-diphenylhydrazine	nd	40.0 ppb	bis(2-chloroisopropyl)ether	nd	40.0 ppb
1,3-dichlorobenzene	nd	40.0 ppb	bis(2-ethylhexyl)phthalate	nd	40.0 ppb
1,4-dichlorobenzene	nd	40.0 ppb	butyl benzyl phthalate	nd	40.0 ppb
2,4,6-trichlorophenol	nd	40.0 ppb	chrysene	nd	40.0 ppb
2,4-dichlorophenol	nd	40.0 ppb	di-n-butyl phthalate	nd	40.0 ppb
2,4-dimethylphenol	nd	40.0 ppb	di-n-octyl phthalate	nd	40.0 ppb
2,4-dinitrophenol	nd	40.0 ppb	dibenzo(a,h)anthracene	nd	40.0 ppb
2,4-dinitrotoluene	nd	40.0 ppb	diethyl phthalate	nd	40.0 ppb
2,6-dinitrotoluene	nd	40.0 ppb	dimethyl phthalate	nd	40.0 ppb
2-chloronaphthalene	nd	40.0 ppb	diphenylamine**	nd	40.0 ppb
2-chlorophenol	nd	40.0 ppb	fluoranthene	nd	40.0 ppb
2-methyl-4,6-dinitrophenol	nd	40.0 ppb	fluorene	nd	40.0 ppb
2-nitrophenol	nd	40.0 ppb	hexachlorobenzene	nd	40.0 ppb
3,3'-dichlorobenzidine	nd	40.0 ppb	hexachlorobutadiene	nd	40.0 ppb
4-bromophenyl phenyl ether	nd	40.0 ppb	hexachlorocyclopentadiene	nd	40.0 ppb
4-chloro-3-methylphenol	nd	40.0 ppb	hexachloroethane	nd	40.0 ppb
4-chlorophenylphenyl ether	nd	40.0 ppb	indeno(1,2,3-cd)pyrene	nd	40.0 ppb
4-nitrophenol	nd	40.0 ppb	isophorone	nd	40.0 ppb
acenaphthene	nd	40.0 ppb	N-nitroso-di-n-propylamine	nd	40.0 ppb
acenaphthylene	nd	40.0 ppb	N-nitrosodimethylamine	nd	40.0 ppb
anthracene	nd	40.0 ppb	naphthalene	nd	40.0 ppb
benzidine	nd	40.0 ppb	nitrobenzene	nd	40.0 ppb
benzo(a) anthracene	nd	40.0 ppb	pentachlorophenol	nd	40.0 ppb
benzo(a)pyrene	nd	40.0 ppb	phenanthrene	nd	40.0 ppb
benzo(b) fluoranthene	nd	40.0 ppb	phenol	nd	40.0 ppb
benzo(g,h,i)perylene	nd	40.0 ppb	pyrene	nd	40.0 ppb
benzo(k)fluoranthene	nd	40.0 ppb			

* Analysis performed by GeoChemical Testing, PADER Lab no. 56-306

** breakdown of N-nitrosodiphenylamine

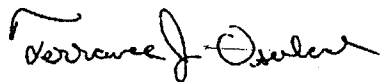
Library Search Compound	Approximate Concentration	% Fit to Library
1,2-Propanediol	3,000 ppb	n/a

ppb = Parts per Billion = µg/Kg (Soil)

The MDL is the Method Detection Limit, defined as the minimum concentration of a substance that can be measured and reported with 99% confidence that the analyte concentration is greater than zero and is determined from analysis of a sample in a given matrix containing the analyte.

nd = not detected at or above the MDL

Reviewed and reported by:



Terry Osenbach, Laboratory Director
PADER Lab# 22-478

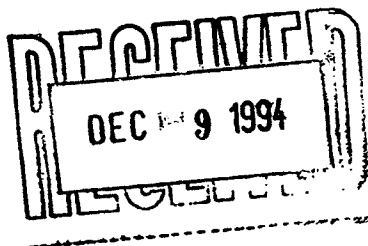
CHEMSPEC

Analytical Laboratories, Inc.

Laboratory Results Summary

Page 1 of 5
C0115

Mr. Tom Dubelle
Lancaster Environmental Sciences, Inc.
203 A Greenfield Road
Lancaster, PA 17601



Project Manager: Tom Dubelle
Project Name: ISC
Project Number: n/a
Sampler: Tom Dubelle
Date Sampled: November 18, 1994
Time Sampled: n/a
Date Received: November 18, 1994
Time Received: 5:45 PM
Date Analyzed: November 23-24, 1994
Analyst: Terry Osenbach

Total Petroleum Hydrocarbons (PHC) as GRO/DRO/LRO by GC/FID (EPA Draft Method 8015)*

<u>Sample ID/Description</u>	<u>Matrix</u>	<u>% Moisture</u>	<u>GRO Result</u>	<u>DRO Result</u>	<u>LRO Result</u>
C0115-01 ISC	Water	n/a	<0.50 ppm	2.45 ppm*	<5.00 ppm
C0115-02 ISC	Soil	14.67%	<5.00 ppm	44.6 ppm*	<50.0 ppm

- Samples C0115-01 and C0115-02 displayed peaks in the diesel range organics region of the chromatogram and have been determined from chromatographic pattern recognition to contain either/or very weathered fuel oil #4 or military fuel JP-5. Because the samples lacked any of the early eluting volatiles normally found in the gasoline range, it can be assumed that the sample has been weathered and/or are not fresh.

Quantification of results are based on the total integrated regions assigned to the windows of elution for each composite standard, quantifying any compounds that have a response by a Flame Ionization Detector (FID), regardless if they are associated with the fuel or not.

ppm = Parts per Million = mg/L (Water) or mg/Kg (Soil)

GRO calibration based on standardization of gasoline (Restek XHc Unleaded Gasoline Composite Standard).

DRO calibration based on standardization of diesel fuel #2 (Restek XHc Diesel Fuel #2 Composite Standard).

LRO calibration based on standardization of motor oil.

MBAS (Methyl Blue Activated Substances) (EPA Method 425.1)*

<u>Sample ID/Description</u>	<u>Result</u>	<u>Detection Limit</u>
C0115-01 ISC	<0.1 mg/L**	0.1 mg/L

- Analysis performed by GeoChemical Testing, PADER Lab no. 56-306

**Sample contains no detectable surfactants

ppm = Parts per Million = mg/L (Water)

Reviewed and reported by:

Terry Osenbach, Laboratory Director
PADER Lab# 22-478

ATTACHMENT II

(2 pages)

COPY

One Ararat Boulevard
Harrisburg, PA 17110
December 21, 1994

(717) 657-4592

Southcentral Regional Office

Mr. Robert Smee
1853 William Penn Way
P.O. Box 10008
Lancaster, PA 17605-0008

Re: Former ISC/Ferranti Location
3050 Hempland Road
West Hempfield Township, Lancaster County

Dear Mr. Smee:

We have reviewed the report dated December 16, 1994 concerning the contamination at the former ISC/Ferranti site.

We agree that the contamination described in the report is below levels that require remediation and that no further work is needed.

If you have any questions, please feel free to call.

Sincerely,

Stephen G. Shank
Hydrogeologist
Environmental Cleanup Program

bcc: Chron
File
T